157.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,200 / 925,200
					USE VALUE:	925,200 / 925,200
					ASSESSED:	925,200 / 925,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEAGHER SUSAN
Owner 2:	
Owner 3:	
Street 1:	149 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9690.000	427,700		497,500	925,200
Total Card	0.222	427,700		497,500	925,200
Total Parcel	0.222	427,700		497,500	925,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.35 | /Parcel: 390.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104899

GIS Ref

GIS Ref

Insp Date 07/27/18

!12331!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	427,700	0	9,690.	497,500	925,200		Year end	12/23/2021
2021	101	FV	414,600	0	9,690.	497,500	912,100		Year End Roll	12/10/2020
2020	101	FV	414,600	0	9,690.	497,500	912,100	912,100	Year End Roll	12/18/2019
2019	101	FV	309,700	0	9,690.	497,500	807,200	807,200	Year End Roll	1/3/2019
2018	101	FV	309,700	0	9,690.	419,300	729,000	729,000	Year End Roll	12/20/2017
2017	101	FV	309,700	0	9,690.	383,800	693,500	693,500	Year End Roll	1/3/2017
2016	101	FV	309,700	0	9,690.	326,900	636,600	636,600	Year End	1/4/2016
2015	101	FV	292,000	0	9,690.	284,300	576,300	576,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:23:26

LAST REV

Date	Time
10/15/18	11:34:29
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12331

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSS DOUGLASS	24667-89		6/30/1994		210,000	No	No	Y	

USER DEFINED

Prior Id # 1:	104899
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2007	654	Redo Kit	6,700	C		G9	GR FY09	
10/12/2006	874	Addition	159,000	C		G9	GR FY09	REPL DECK W/16X24F
8/19/2003	698	Manual		C				porch repairs
12/18/2002	1030	New Wind	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/18/2008	Meas/Inspect	197	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/1/1999	Measured	268	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9690		Sq. Ft.	Site		0	70.	0.73	7									497,492						497,500	

Total AC/HA:	0.22245	Total SF/SM:	9690	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	497,492	Spl Credit		Total:	497,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19040132
Const Adj.:	0.99495000
Adj $ / SQ:	159.893
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479512
Depreciation:	51787
Depreciated Total:	427725

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

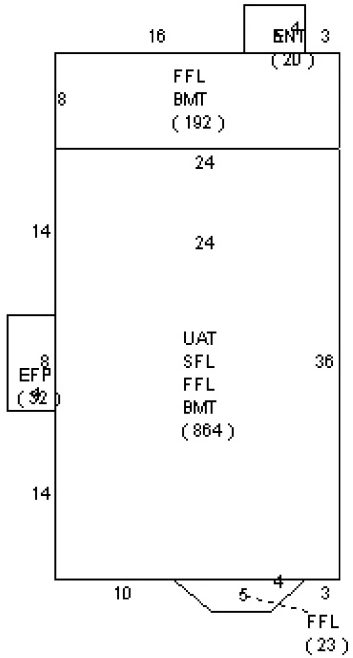
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.89
Special Features:	0	Val/Su Net:	130.92
Final Total:	427700	Val/Su SzAd	220.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,079	159.890	172,524
BMT	Basement	1,056	55.790	58,911
SFL	Second Floor	864	159.890	138,147
UAT	Upper Attic	216	123.120	26,593
EFP	Enclos Porch	32	72.230	2,311
ENT	ENTRY	20	26.270	525

Net Sketched Area:	3,267	Total:	399,011
Size Ad	1943	Gross Area	3915	FinArea	2370
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	G	
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

157.0-0006-0006.0

IMAGE

AssessPro Patriot Properties, Inc